## News and Comment of City and Suburban Realty Market

# Mayor Hylan

Mayor Hylan has vetoed the Boylan bill limiting the tax on real estate to 2.25 per cent. beginning in 1922. The Mayor sent his veto on the bill to the Governor yesterday with the explanation that he thought the legislation was misleading to property interests and investors and not good for the city government. The law, he said, was not workable and would eventually have to be repealed. If the bill was placed on the statute books and mandatory expenses were placed on New York, the city would be hampered and would be unable to develop. The Mayor said that the bill offered a fine opportunity to "land sharks" to fleece investors in real estate.

At the hearing held on the measure last week the Mayor showed a disposition to favor the bill. He admitted then that the meeting was almost unanimously in favor of the measure. There were at least 200 persons at the hearing. Some of the best-known men in the real estate field told the Mayor that the measure was a good one and that it should be signed because of the general effect it would have on real estate conditions and the housing afortage. There were only three voices in opposition at the hearing. The Mayor was told by those in favor of the bill that it would go a great way toward attracting capital to the realty market and with money plentiful builders would be enclosed to have had be understood to have had be understood to have had hat tax sate of the bent would in the cast and to be the result of a compromise between the city authorities and real estate increasts.

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"This bill, if enacted into law, would mislead the property owners, builders and investors and the public generally who might be acquiring or making improvements upon real property, relying upon a limited tax rate of 2.25 per cent.

per cent.

"Financial obligations imposed upon the city by mandatory legislation and direct State taxes may require a repeal of this law. The administrative officers of the city have no control over the direct State tax or the mandatory financial legislation imposed on the city which must be included in the yearly budget and tax levy. As an example the State-wide teachers' bill, which if approved by the Governor would place a yearly burden upon the people of the City of New York of from fifteen to twenty million dollars, increasing the tax rate from twenty to thirty points, which increase in the tax rate, as the realty owners admit, would be ultimately passed along to the rent payer by increasing his rent. We are endeavoring to stop rent profitcering by landlords. To do that honcering by landlords. To do that hon-estly and fairly we must stop impos-ing high taxes upon property by man-

REAL ESTATE

WESTCHESTER COUNTY

BARGAINS AT BEAUTIFUL WELL BUILT HOUSE, 10 coms and bath, all impts, 50x125; good eighborhood; overlooking Sound; reasonble.

PAYING PROPOSITION, double spart-ment house, with all improvements; store; hear depot and trolley and main business street, assembles W. L. VARION & CO., OPP. MANARONECK, N. Y. TEL. 394.

LONG ISLAND

Plandome Estates\_

Amid the beautiful woodland hills of the North Shore of L. I., 39 minutes express from Penn. R. R. Station, New York. Two beautiful homes ready for occupancy. COLONIAL ENGLISH \$39,500 SOUTHERN COLONIAL \$26,000
HOLLOW TILE STUCCO
RESIDENCE \$15,000

At Plandome Station, short distance from Golf and Yacht Clubs.
August Janssen, 34 W. 30th, N. Y.
Madleon Square 3297.

BOROUGH OF BROOKLYN

## Move In Quick!

have only 5 days in which to buy realest bargain in Hey Ridge, for 6, a beautiful home with five lots, location, immediate powersaion, be withdrawn May 14th. Telephone Beckman, HOWARD GOLDSMITH.

006 DETACHED HOUSE AND GARAGE.
Let 30x106 Easy payments. Twenty minme from Manhatian Ben Hearh Subway to
d Avenue. 2:72 73d Street, Brooklyn. NEW JERSEY

LONG BRANCH, N. J.

Man' surrower resort. Send for Booklet.

MALL WOOLLEY, Mayor Long Beands, N. J.

datory legislation to satisfy big salary 77th St. Home Buyer

wine Story Flat; Many Sales of Dwelling Houses and the total cost of these improvements between this pay-as-you-go law on the statute books mandatory legislation such as the teachers' State-wide bill, coating affeten to twenty million dollars and the direct State tax which can be imposed by the State upon the city would be harmone to twenty million dollars and the direct State tax which can be imposed by the State upon the city would be harmone to twenty million dollars and the direct State tax which can be imposed by the State upon the city would be harmone that would be harmone that would be necessary because the entire cost of these man Armone that would be necessary because the entire cost of these man thouse containing forty-five apartment houses, firehouses or make other purposed by the State upon the city would be improvements would have to be continued in the yearly budget, while to the tax levy of 225 or seat his veto on the bill to the or yesterday with the safe the thought the same than the same

Plans have been filed with the Man-hattan Bureau of Buildings for the making of extensive alterations to the, Plaza Theatre, on the east side of Madtion programme.

Mayor Hylan differs with the real catate experts, however, according to the letter which he sent to the Governor, explaining his reasons for vetoing the measure. Here is what the Mayor said

Plans have been filed with the Manhattan Bureau of Buildings for the making of extensive alterations to the Plans Theatre, on the east side of Madison Avenue, between Fifty-eighth and Fifty-ninth streets. The present stage Fifty-ninth streets. The present stage of the theatre is to be used as a new motion picture theatre and the promotion picture theatre and the pro-scenium will be bricked up. The new theatre will have a seating capacity of 600 and an entrance lobby will be built from the Fifty-ninth Street side of the building. The entrance and exits of the old theatre will remain the same, but it also will be changed into a mov-ing picture theatre having a seating capacity of 405 in the orchestra and 150 in the balcony. The estate of John D. Crimmins is the owner of record. Thomas W. Lamb, architect, has esti-mated it will cost \$30,000 to make the change.

> Cortlandt Avenue House Sold Cahn & Pittman have sold to the American Tooth Manufacturing Com-pany 758 and 760 Courtlandt Avenue, consisting of two three story store and dwellings, on a lot 31x90, irregular.

## Satisfied Mortgages

WATER ST. 42; Fannie B Elting to John M Hills, of Camden, S C; atty, L Porrino, 552 West Broadway; May 6, 1909.

\$14,500

\$5TH ST, s., 440 e 2d ay, 45x100.8; Lucymor Realty Corpn to Max Cohen; atty, A P Wilkes, 63 Park Row; Aug 15, 1818.

\$6,000

65TH ST, 8 E: the Brocklyn Impt Co to Recorded Mortgages

The state of the state o A P Wilkes, 63 Park Row, 28,000

65TH ST, 8 E; the Brooklyn Impt Co to United Securities Co. 23 Nassau at attys. Simpson, Thatcher & Bartlett, 62 Cedar st; July 16, 1917. \$200,009

2D ST, 308 W; Hy & Minnie R Griffen to Robt F Hubbard, Cazenovia, N Y; atty. T G & T Co, 176 Broadway; Apr 23, 1908. \$25,000

The Mary H. Bunker estate, represented by the Brooklyn Trust Company, has sold the four story dwelling, on lot 18.9x100.5, at 60 West Sixtyeighth Street.

Morgenthau Sells 87th Street House The Everett M. Seixas Company has sold for Maximilian M. Morgenthau, j., his residence at 123 West Eightyseventh Street, on lot 17x100.8, to Dr. Edward Ewing Pratt. Sale in Ninety-third Street

Duff & Conger have sold for Mrs. Louis M. Simon to Mrs. Helen Irwin Kahn the three story dwelling, on lot 17x68.8, at 29 East Ninety-third Street. Buys in 117th Street

The Fischer Realty Company has sold the two story and basement house at 172 East 117th Street. Tenant Buys 131st Street House

John C. Nielson, tenant, has bought from the Hudwill Realty Company 16 East 131st Street, a three story dwell-ing on a lot 18x100, acquired by the seller about a month ago. Sale in 175th Street McDowell & MacMahon have sold for Dr. Samuel Derber the two story and basement private dwelling at 530 West 175th Street, on lot 18x78, to Frank

Physician Buys in 138th Street Nail & Parker have sold for the Elizabeth Realty Company to a physician the dwelling at 241 West 138th Street, on lot 17x100.

Rents Newport Cottage

Cottage at Montclair Rented

Larchmont Houses for New Yorkers

E. C. Griffin and P. H. Collins have leased for Mrs. Annie Hunter her house on Monroe Avenue, Larchmont, to Joseph S. Willoughby; for Mrs. Mary A. Taylor her cottage in Fountain Square, Larchmont, to Victor Yakhontoff, of this city, and for the Sone estate a cottage on Bay Avenue, Larchmont, to W. J. Hoffman, also of this city.

## Recorded Transfers

East Side

5TH ST. 508 E. s. g. 24x85; Feather Export
Corp to Federation Feather Co, 808 E
5th at: mige \$10,000, all liens, March 20;
atty, B Koenigsberg, 99 Naswau at. \$100

25TH ST, s. s. 100 w 3d av. 41 to e. s.
Sniffen Courtx19.9, with at to court.
Jas C Smillie & ano, exrs, to Bessie W
Gillette, 18 Woodbine av, Larchmont.
N. Y. April 30; atty, T. G. & T. Co, 176
Bway

49TH ST, n. s. 205 e. 2d av. 80.8x100.5;
Frank Hillman Realty Co to La Fontaine av Realty Co, 13 Lawrence at;
mige \$68,000; attys, Phillips & A, 41
Park Row

Substantial Profits Buyers for Tenements

A quick and substantial profit has been taken by the Meister Builders on the two seven-story elevator apartment houses covering the block front on the east side of Manhattan Avenue, between 117th and 118th streets, which they acquired on Thursday from Dr. L. Duncan Bulkley. The buyer is an investor Theorem 1 and 1 been in the O'Connor family for thirty-three years.

Porter & Co. have sold for the estate of Henry A. Bowerman to Charles C. Watkins the five story tenement at 2388 Second Avenue, at the southeast corner of 120th Street, on a lot 25x80. Leon S. Altmayer has sold the north-cast corner of Norfolk and Hester streets, a five story tenement with three years.

A resale of the ten-story Ardsley Hall apartment house, at the southeast corner of Central Park West and Ninety-second Street, has been negotiated by second Street, has been negotiated by A. Blumenthal for the A. H. Investing Company, which acquired the property through the same broker about six weeks ago. The property has been bought by the Wellsworth Property Company. It covers a plot 100x125. In part payment the buying company gave 208 and 210 East Seventh Street, two four-story flats.

Buys Adjoining Apartments Buys Adjoining Apartments
Walter D. Ebbitt, of Slawson & Hobbs, has sold for the estate of Walter N. Wood 202 and 204 West Seventy-ninth Street, two five-story apartment houses, on a plot 60x100. M. Bayard Brown is the buyer and owns the adjoining property, consisting of the entire westerly frontage on Amsterdam Avenue, between Seventy-eighth and Seventy-ninth streets, and now has a frontage of 100 feet on Seventy-ninth Street. The Seventy-eighth Street frontage is 80 feet. Ultimately, it is said, the site will be sold to a builder for a tail improvement.

Brown Buys and Sells

Frederick Brown has bought from
Harold A. and Everett Weeks, through
Robert A. Martin & Co., 1359 and 1361
Fifth Avenue, two five-story flats, each
on lot 25x100. Mr. Brown has sold to
Maria S. Simpson 471 West Twentysecond Street, a four-story dwelling, on
a lot 16.8x98.9; also to Henry Glasser,
through Leonard Morgan & Co., 455
and 457 West Forty-second Street, two
five-story flats, on plot 50x100.

Give Cash for 128th Street House Brown Buys and Sells

Give Cash for 129th Street House Elsie Tillerson has sold the five-story flat, on a lot 25x100, at 107 West 29th Street, in a cash transaction to a client of J. Anthony Minott.

Shenk Buys in 152d Street Joseph Shenk has bought from Babette Moller 620 West 152d Street, a five-story apartment house, on a plot 63x99.11.

Resale of 156th Street Flat Isidore Federman has resold to Ro-lenberg & Schwartz 515 and 519 West 56th Street, a five-story apartment, on lot 75x100. Benjamin Bernstein was

Houses in 214th Street Sold Morris Polsky has sold to Nathan Kauffman the two five-story apart-ments at 425-431 West 214th Street, on plot 150x100.

Hallheimen, 149 Bway.

BRADHURST AV, 114, e.s. 25 s 148th st.
25x75; George M. Fawcett to Frank W.
Blauvelt, Catskill, N. Y. b and s; May I.
5, atty, B. Foody, it. 2 Rector st. ... \$1
FORT WASHINGTON AV, 75, s w cor,
162d st, 102.2x161.1x94; lix140; lixdson
View Constr. Co. to Bondale Realty Co. I.
229 Bway, mtg. \$190,000 and p m mtg.
\$25,000; May 8; attys, T. G. & T. Co. 176 I.
Bway.

NORTHERN AV, n e cor 179th st. 160x I.
100; La Fontaine Ave Realty Co. to Sunnyside Holdg Co. 40 Loew av; mtg. \$123, 060; atty, Max Silverstein, 302 Bway. \$100

On the East Side

West Side Flats Two Buildings in Second Ave- Anxious Seekers of Dwellings United Cigar Stores to Get Propnue and Other on Hester Street Corner Purchased

Joseph P. Day has sold 387 Second Changes Ownership Twice in Less Than Day; Ards-ley Hall Again Is Sold

A quick and substantial profit has

Lloyd Winthrop Company has resold to an investor 27 East Tenth Street, a seven-story loft, on lot 25x100.

### \$300,000 Loan on Building

Brooklyn Now Greater Demand for Business City of Home Buyers

in Various Sections of City Across the Bridge

Leon S. Altmayer has sold the northeast corner of Norfolk and Hester streets, a five story tenement with three stores.

Tire Concern Buys 10th Av.

Corner for Warehouse Site
William A. White & Sons have sold for Theodore Schmitt the plot 100x175 at the southeast corner of Tenth Avenue and Fifty-fourth Street, which was acquired by him last month. The purchaser is the Kelly-Springfield Tire on place, between Park and Myrtle acquired by him last month. The purchaser is the Kelly-Springfield Tire on place, between Park and Myrtle acquired by him last month. The purchaser is the Kelly-Springfield Tire on place, between Park and Myrtle acquired by him last month. The purchaser is the Kelly-Springfield Tire on place, between Park and Myrtle acquired by him last month. The purchaser is the Kelly-Springfield Tire on place, between Park and Myrtle acquired by him last month. The purchaser is the Kelly-Springfield Tire on place, between Park and Myrtle acquired by him last month. The purchaser is the Kelly-Springfield Tire on place, between Park and Myrtle acquired by him last month. The purchaser is the Kelly-Springfield Tire on place, between Park and Myrtle acquired by him last month. The purchaser is the Kelly-Springfield Tire on place, between Park and Myrtle acquired by him last month. The purchaser is the Kelly-Springfield Tire on place, between Park and Myrtle acquired by him last month. The purchaser is the Kelly-Springfield Tire on place, between Park and Myrtle acquired by him last month. The purchaser is the Kelly-Springfield Tire on place, between Park and Myrtle acquired by him last month. The purchaser is the Kelly-Springfield Tire on place, between Park and Myrtle acquired by him last month. The purchaser is the Kelly-Springfield Tire on place and backers have a contract the purchaser of the acquired by him last month and place and backers have a contract the proposes to erect upon the plot a large warehouse and service as a first three-story double flat, with a front of the purchaser of the manner of the

## story apartment house on the west side of Bedford Avenue, 32 feet 9 inches south of St. John's Place, for Margaret T. Monahan, and the busi-ness building at 150 Broadway, on lot 25x106, for Kunigunde Holler.

Space in All Sections

erty at Northeast Corner of 3d Av. and 59th St.

B. J. Sforza has sold for Domenico Cosenza the three-story tenement, with stores, on lot 20x80, at the southeast corner Thirteenth Avenue and Fiftieth street for a language of years. The United Cigar Stores Company

### Buys Flushing Houses

Buys Westchester Farm

George Howe has sold for George
D. Mackay the attractive farmhouse known as Rosemary Cottage, on the Whippoorwill Road, with ten acres of land, to Miss Louise Tewkesbury.

The three two family brick dwellings on the cast side of Twentieth Street owned by M. D. Welling have been sold by J. Albert Johntra to B. W. Encort. Each house stands on a plot 27x100 and contains eleven rooms and two baths.

## Assignments of Mortgages

HAND BOULD AS 18 Schollers of the Scholl

Gilboa Realty Cogrand Concourse, & ano. May

— p. c. as per bond; attys. Frees & D.

Solve 3d av.

— P. C. as per bond; attys. Frees & D.

PROSPECT AV. n. w. s. lots 72-73. map E

Tremont, 132x150; Rudolph Schreiber to Andrew Traber, 1814 Prospect av: printing \$235,000; May 6; Instals; 6 p. c.

attys. Rabe & K. 258 Broadway, 334,000; May 1; dec. & as per bond; atty. Title Guar & T. Co. 178 Broadway.

All All & Solve & C. 156 II n. 156th st.

All & Solve & C. 156 Broadway.

All & Solve & C. 176 Broadway.

All & Glassware Co to Mary G. Lanight & C. 176 Broadway.

All & Solve & C. 176 Broadway.

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All & Glassware Co to Mary G. Lanight & C. 176 Broadway.

All & Glassware Co to Mary G. Lanight & C. 176 Broadway.

All & Glasswar

BROADWAY, n e c 43th st. 12.8x24; Chas
J Stumpf et al to United Cigar Stores
Co, 44 W 1sth st. from June 1, 1518, to
Sept 30, 1933 atty, S M Stroock, 44 W
18th st.

51,000
STH AV, 97b, s str; Kaulman Shoe Cerpn
to Jos Van Wienockly, 1162 E Parkwei,
Erzocklyn from Mar 15, 1919, to Apr 20,
1920; atty, Hy Scheibel, 881 Lafayette
av, Brooklyn 1, 22,800
COLUMBUS AV, 251; & & b; Edw J Day 20,
& ano, trustees, to Abr Toorans, 505 w
135th st, 5 yrs from Apr 1, 1919, 52,000
d57H ST, s a 250 e Sth av, all Affiliated
Theatre Bidg Co to Arthur Hopkins, 1
W 85th st, from completion of theatre to
Sept 1, 1927; attys, O'Brien, M & D.
Fitagerald Bidg, Times Square... \$40,000

Realty Drive Goes Over the Top In Yankee Style

Though \$2.145,000 Over Its Quota of \$6,000,000, Campaign To Be Kept Up

Miss Mary O'Connor has sold through the F. C. Sauter agency to Mary Barry the two-family house at 1638 Eleventh Avenue.

William P. Jones has sold for M. J. Toohey to Sarah Bernstein the fourstory house, on lot 19,9x100, on the south side of Jefferson Avenue.

Samuel Cowen has sold 470 East 187th Street a five-story apartment, on plot 40x108, to Birnbaum & Gersen.

Clinton Trading Corporation has sold to Rosa San Filippo and Anthony Billante the two-family dwelling at 1620 Sixtieth Street, on plot 30x100.

Miss Mary O'Connor has sold through the premises after completion of extensive alterations the United Cigar Stores Company will occupy the northwest corner of Broadway and Eightieth Street, which property it has just leased for a long term of years from the C. & L. Lunch Company.

Huberth & Huberth have leased in conjunction with Ewing, Bacon & Henry the store at 250 West Forty-fourth Street to the Public Service Tire and Rubber Company, of Newark,

Starting the week with the half-way

## Good Start in Final Sprint

## Starts Ball Rolling

E. P. Blake, general team manager, started the ball rolling for a record with a subscription from the American Trust Company of \$535,000, which was the largest of the day. He followed this up a little later with \$25,000 from the American Exchange National Bank on its building at the northeast corner of Broadway and Cedar Street, and \$15,000 from the Merchants Fire Insurance Corporation. The three subscriptions totalled \$575,000. Mr. Blake says he expects to have some more to report before the bell rings

63D ST, 316 E; to a four story saloon and dance hall; United Community House and Day Nursey of Lenox Hill Setlmt, prem-ties, owner; P Kelly, 677 Fifth av. archi-tect. Manhattan

MURRAY ST, S1: all: leasee to install elevator to cost bet \$5,000 & \$7,000. Abr B
Cox & ano to Griffin Mig Co. 67 Murray
st, Tyra from May 1, 1919; attys, Kallsh
& K. 27 William at \$1,300
65TH AV 451. 1st floor & b. Hester A
Booth to Harry Karram & ano. 382 Pearl
st, 15 yrs from Peb 1, 1919; attys, Gu
drin & Candeia. 23 New Broadway. \$4,200
AV B, se c 5th st, s & b. 5trs. D. Fordival
Bealty Corpn to United Cigar Stores Co
for America. 44 W 18th st. 10 8-12 yrs
W 15th st.
W 15th st.
Abr Goldberg to United Cigar Stores Co
of America. 44 W 18th st. 5tores Co
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of America. 55 W 18trook, 55 W 18

Mrs. Harriman Pease & Elliman have leased for a for Mrs. Oliver

Satisfied Mechanics' Liens

Manhattan

RTH ST, 411 to 421 East Priedman Contracting Co. Inc. et al. agt Eighth St. Garage, Inc. et al. Jan 25, 1919 (by bond)

131ST ST, 11 East Raphael Lemkin agt Isaac Altman et al. Dec 1, 1917. \$600

LARGEST OPERATORS IN THE WORLD.